



**24 Church Road,**  
Wicken, Ely, Cambs, CB7 5XT  
**Guide Price £699,950**

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## **Church Road, Wicken**

Discover this beautifully presented and spacious detached family home, completed just two years ago by a respected local builder, offering expansive views over open countryside. Located in the popular village of Wicken, this property combines modern comfort with a desirable semi-rural setting, perfect for those seeking tranquillity without sacrificing convenience.

The ground floor is designed for contemporary living, featuring zoned underfloor heating throughout, powered by an efficient air source heat pump. An inviting hallway with an oak staircase leads to the various reception rooms. The dual-aspect living room, enjoying abundant natural light from both front and rear, boasts double glazed bifold doors opening to the garden and a cosy wood burner, creating a welcoming focal point. A separate study provides a dedicated space for work or quiet contemplation, while a versatile dining/family room offers additional flexibility for entertaining or everyday living.

The heart of the home is the generously proportioned kitchen/breakfast room, a true culinary delight. It is well-appointed with a range of modern units, exquisite quartz work surfaces, integrated double ovens, a full-height fridge, low-level freezer, and a dishwasher. A central island with a 4-ring electric induction hob and integrated pop-up extractor completes this stylish and functional space. Double glazed bifold doors seamlessly connect the kitchen to the rear garden, perfect for al fresco dining. Adjacent to the kitchen, a practical utility room provides further storage, a single bowl stainless steel sink, and plumbing for a washing machine and tumble dryer.

Ascending the elegant oak staircase, the first-floor galleried landing leads to four spacious double bedrooms. The luxurious main bedroom features two double glazed windows, doors opening to a Juliet balcony, and a dedicated dressing area with twin built-in wardrobes. It also benefits from a private en-suite shower room. A second double bedroom also includes built-in wardrobes and its own en-suite shower room. Two further well-proportioned double bedrooms, each with built-in wardrobes, share a contemporary family bathroom, complete with a panelled bath and a separate shower cubicle.

Outside, the property sits behind post and rail fencing, with two lawned areas and a shingle turning area and driveway providing ample off-street parking. Double gates lead to a rear shingle driveway and a single garage with power and light. The large, landscaped rear garden is a true highlight, meticulously designed by the current owners with attractive flower and shrub beds, a circular lawn with a cobbled path, and a paved patio. An outside tap and power points enhance its functionality, while a timber shed with power and light and summerhouse, offer additional utility and relaxation spaces. The south-facing garden enjoys extensive views across open countryside, providing a serene backdrop for outdoor living.

Located in the sought-after village of Wicken, residents enjoy a strong community feel while being well-connected to surrounding towns and amenities. This property, spanning 2060 sq. ft, offers a perfect blend of modern design, spacious accommodation, and an idyllic setting.



### Hallway

Part double glazed entrance door, oak staircase to first floor with understairs storage space, storage cupboard with underfloor heating valves and fuse box, tiled floor with underfloor heating and programmer, two ceiling pendant light points.

### WC

Low level WC, pedestal wash basin, tiled floor with underfloor heating, extractor fan, ceiling light point.

### Living Room - 6.58m x 3.91m (21'7" x 12'10")

Dual aspect with double glazed window to the front and double glazed bifold doors to the rear garden, two pendant ceiling light points, TV point, underfloor heating with programmer, wood burner in fireplace recess with tiled hearth and wooden mantel.

### Dining/Family Room - 3.91m x 3.43m (12'10" x 11'3")

Double glazed window to the side aspect, ceiling light point, underfloor heating with programmer.

### Study - 3.48m x 2.51m (11'5" x 8'3")

Double glazed window to the front aspect, ceiling light point, underfloor heating with programmer.

### Kitchen/Breakfast Room - 6.71m x 3.99m (22'0" x 13'1")

Spacious room with double glazed window to the side aspect and double glazed bifold doors to the rear garden, range of units at base and wall level with quartz work surfaces over and incorporating a one and a half bowl sink with mixer tap, integrated double ovens, integrated full height fridge, integrated low level freezer, integrated dishwasher, central island with quartz work surface and a 4 ring electric induction hob with integrated pop-up extractor and cupboards under, spotlights to ceiling, mains wired fire alarm, underfloor heating with programmer. Door to Utility Room.

### Utility Room - 2.95m x 1.83m (9'8" x 6'0")

Double glazed window to the side aspect and part double glazed door to the rear garden/driveway, range of units at base and wall level with a quartz work surface incorporating a single bowl stainless steel sink with mixer tap, space and plumbing for automatic washing machine and tumble dryer, spotlights to ceiling with extractor fan, mains wired fire alarm, tiled floor with underfloor heating and programmer.



## Landing

Oak staircase and balustrade to galleried landing, double doors to cupboard with shelving, hot water tank and Ecodan converter for air source heating, radiator, two ceiling light points and access to loft space.

## Bedroom 1 - 4.11m x 4.01m (13'6" x 13'2")

Two double glazed windows and double-glazed doors to Juliet balcony, radiator, TV point, ceiling light point, heating programmer.

## Dressing Area - 2.64m x 2.44m (8'8" x 8'0" inc accessway)

Double glazed window to the side aspect, radiator, twin double wardrobes with hanging rails, sliding doors and part mirrored fronts.

## Ensuite - 2.44m x 1.27m (8'0" x 4'2")

Double glazed window to the side aspect, shower cubicle, wash basin with mixer tap in a vanity unit with cupboards under, low level WC, tiled splash areas, heated towel rail, extractor fan, spotlights to ceiling, mirror with soft touch lighting, tiled floor.

## Bedroom 2 - 3.94m x 3.28m (12'10" x 10'9")

Double glazed window to the front aspect, radiator, ceiling light point, built-in wardrobes to one wall with hanging rails, sliding doors and part mirrored fronts. Door to Ensuite.

## Ensuite - 2.11m x 1.75m (6'11" x 5'9")

Double glazed window to the front aspect, shower cubicle, low level WC, wash basin with mixer tap in vanity unit with cupboards under, heated towel rail, extractor fan, spotlights to ceiling, mirror with soft touch lighting.

## Bedroom 3 - 3.33m x 2.82m (10'11" x 9'3")

Double glazed window to the rear aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail, sliding doors and part mirrored fronts.

## Bedroom 4 - 3.38m x 2.97m (11'1" x 9'9")

Double glazed window to the front aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail, sliding doors and part mirrored fronts.

## Bathroom - 2.84m x 2.49m (9'4" x 8'2")

Double glazed window to the rear aspect, panelled bath with mixer tap, separate shower cubicle, wash basin with mixer tap in a vanity unit with a range of cupboards under, low level WC, heated towel rail, tiled splash areas and floor, mirror with soft touch lighting.





### **Outside**

The frontage has post and rail fencing to the boundary and two areas of lawn with a shingle turning area and driveway leading to double gates into the rear garden. The rear garden has a shingle driveway to the side leading to a single garage to the rear which has power and light. There is a timber shed on a concrete base, also with power and light and a timber summerhouse to the rear boundary. The garden is of a good size and has been landscaped by the present owners with attractive flower and shrub beds, a circular lawn with cobbled path, paved patio, outside tap and power points and the Air Source Heat Pump. There are extensive views across open countryside to the rear and with Cambridgeshire's famed wide-open skies.

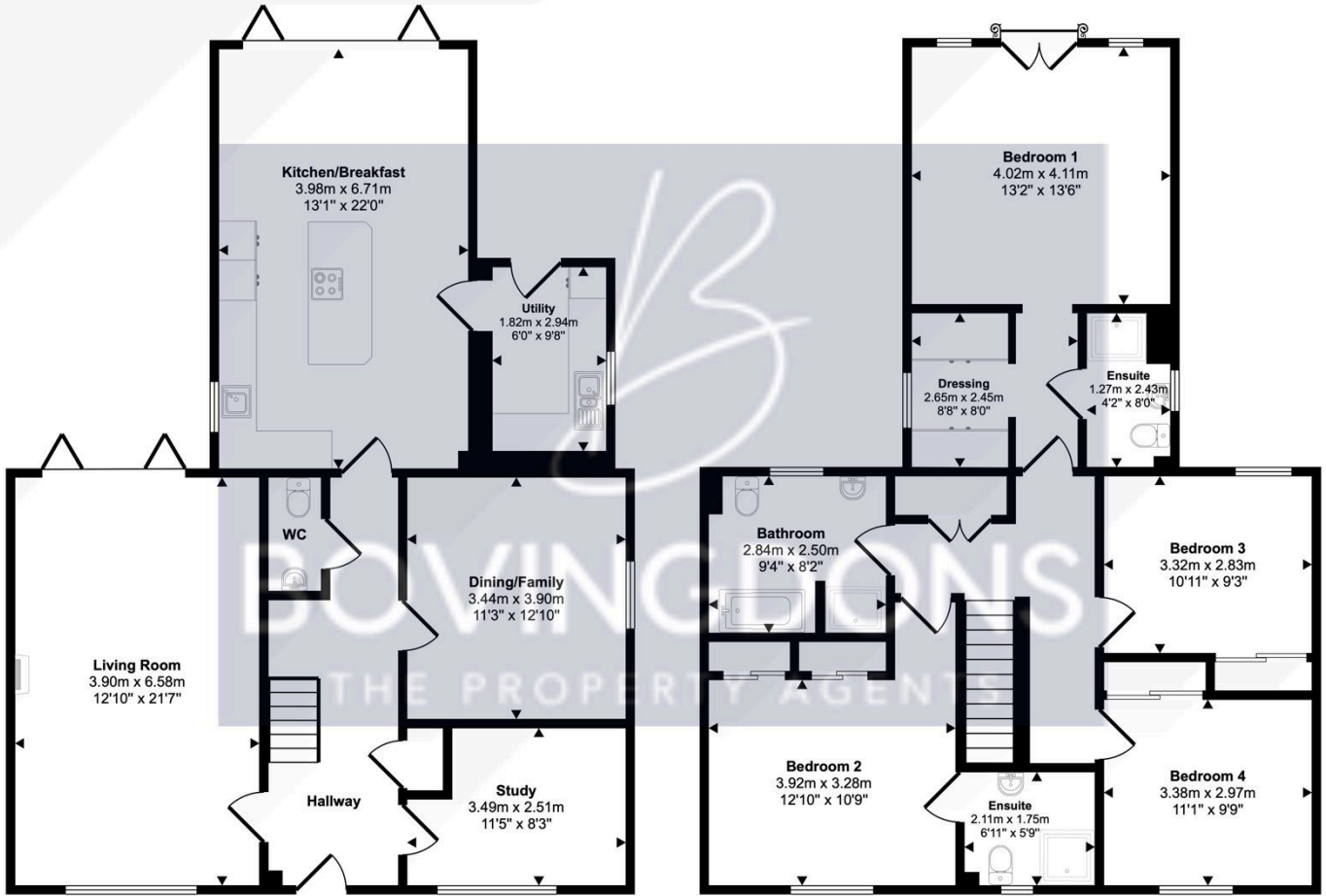


### **Property Information**

Local Council is East Cambridgeshire District Council - Council Tax Band is F.  
The property is freehold with registered title CB488831.  
Flood risk is very low.  
Heating is via an Air Source Heat Pump, and mains water, electricity, and drainage are connected.  
There are no Restrictive Covenants, Wayleaves, or Rights of Way.  
Estimated Broadband Speeds are Standard 8mbps, Superfast 80mbps, and Ultrafast 1800mbps.



Approx Gross Internal Area  
191 sq m / 2055 sq ft



Ground Floor  
Approx 99 sq m / 1065 sq ft

First Floor  
Approx 92 sq m / 990 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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